



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## **ARCHITECTURAL REVIEW BOARD**

**THURSDAY, APRIL 20, 2006**

**CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA**

### **BOARD MEMBERS**

CHAIR, ROD MARTIN  
VICE-CHAIR, YARMILA KENNETT  
JAMES FRUIT  
JERRY PYLE  
VACANCY

**SUBCOMMITTEE MEETING – 6:45 P.M.  
REGULAR MEETING – 7:00 P.M.**

### **\*\*\* A G E N D A \*\*\***

#### **NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Architectural Review Board meetings:*

- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*
  - *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT  
CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** April 6, 2006

**SUBCOMMITTEE:**

1. Monterey Rd.-The Colory

**PUBLIC HEARING:**

- 1) **SITE REVIEW, SR-05-19: MONTEREY-MALECH:** A request for site and landscape plan approval for a reconfigured rear parking area for commercial buildings along the east side of Monterey Rd between El Toro St. and Central Ave. The site is approximately .4 acres in size and is zoned CG (General Commercial) with a land use designation of Non-Retail Commercial. (APN: 726-24-015, & 726-24-016)

**Recommendation:** Open Public Hearing/Approve Resolution.

- 2) **SITE REVIEW, SR-06-04: CONDIT-T-MOBILE:** A request for architectural and plan approval for the construction of a screen wall to enclose equipment for associated approved wireless antennas on the roof top of the Holiday Inn Express located at 17035 Condit Rd. The site is zoned PUD, (Planned Unit Development) HC (Highway Commercial). (APN 728-17-020).

**Recommendation:** Open Public Hearing/Approve Resolution.

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## **DISCUSSION:**

- 3) **PRELIMINARY SITE REVIEW, SR-06-05: LAUREL-TRADER JOE'S:** A request for preliminary review and comment on proposed site, architectural and landscape plans for a 13,520 sq. ft. specialty grocery store proposed for a vacant 2.59 ac. parcel northerly of the Walnut Grove Drive/Laurel Road intersection to be located within the CG (General Commercial) zoning district. (APN 726-43-06)

**Recommendation:** Preliminary Review and Comment

- 4) **PRELIMINARY SITE REVIEW, SR-06-03: FOOTHILL-THE INSTITUTE:** A request for preliminary review and comment on proposed site, architectural and landscape plans for an approximately 167,500 sq. ft. mathematics conference center with a 34,385 square foot underground parking garage containing 76 spaces and a 185 space parking lot (replacing a 121 space parking lot) on a parcel of approximately 54 acres located at 14830 Foothill Avenue. The proposed development is located within the Planned Unit Development zoning district. (APN 825-30-07)

**Recommendation:** Preliminary Review and Comment.

## **ANNOUNCEMENTS:**

## **ADJOURNMENT:**

### ***SPEAKER CARD***

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.*

*HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

### ***NOTICE***

### **AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

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**NOTICE**

***NOTICE IS GIVEN*** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

*The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*